

**CITY OF BOULDER
LANDMARKS BOARD
January 8, 2014
900 Baseline Road, Chautauqua – Grand Assembly Hall
6 p.m.**

The following are the action minutes of the January 8, 2014, City of Boulder Landmarks Board meeting. Due to technical difficulties, this meeting was not recorded. Written minutes are retained in Central Records (telephone: 303-441-3043).

BOARD MEMBERS:

Mark Gerwing, Chair

Liz Payton

Kirsten Snobeck

Nick Fiore

Kate Remley

*Crystal Gray

**Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

1. CALL TO ORDER

The roll having been called, Chair **M. Gerwing** declared a quorum at 6:04 p.m. and the following business was conducted.

2. APPROVAL OF MINUTES

On a motion by **M. Gerwing**, seconded by **K. Snobeck**, the Landmarks Board approved (5-0) the minutes of the December 4, 2013 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

- **Abby Daniels**, Historic Boulder, Inc., 1123 Spruce St., updated the board on a meeting with the owners of 1045 Linden Ave. to discuss alternatives, and indicated that Historic Boulder had not taken an official position on the case.
- **Beverley Potter**, 3201 11th St., addressed concern over correspondence that was forwarded by Historic Boulder to Landmarks Board members about 1045 Linden Ave., her without permission.

**4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION
APPLICATIONS ISSUED AND PENDING**

- **Statistical Report**
- **Discussion and decision whether to hold an initiation hearing for 1045 Linden Ave. at February 5, 2014 Landmarks Board meeting.** The board decided to discuss the application under Matters.

5. STRUCTURE OF MERIT INFORMATIONAL SESSION

Staff Presentation

J. Hewat gave a PowerPoint presentation of the Structures of Merit program.

M. Gerwing presented the 2014 Structure of Merit nominations.

Public Participation

Mel Shapiro, Willard House, 125 Bellevue Ave., stated that he would be supportive of landmark designation for his property, depending on the resolution of pending negotiations between neighbor and city.

Louise Padden, Sirotkin House, 575 Euclid Ave., asked if Structure of Merit program is voluntary.

Diana Kahn, Kahn House, 760 Flagstaff, asked about the possibility of Structures of Merit being subsequently designated as landmarks and that she was not in favor of this.

Barbara Brenton, Brenton House, 3752 Wonderland, stated she would be delighted to receive Structure of Merit recognition but did not want her house to be designated an individual landmark..

Mel Shapiro, thanked the board for its consideration of the Willard House for Structure of Merit recognition. He noted that three lots remain undeveloped near his house, and that world renowned architect Peter Bollar has been commissioned to design a house on one of the lots.

Otis Taylor, Jesser House, 595 Euclid Ave., asked for clarification on a comment **M. Gerwing** made regarding the challenges of living in these unique houses.

Louise Padden, requested a list of trades people who are experienced work with these types of houses.

Deborah Hamilton, Caldwell House, 415 Drake St., stated they are very enthusiastic about the Structure of Merit recognition and prefer it to landmark designation.

Mel Shapiro, suggested that the Landmarks Board aggressively incentivize protection, since the owners are offered millions for their lot.

Otis Taylor, Jesser House, 595 Euclid Ave., noted that he previously owned 1434 Baseline Rd., and pursued listing on the National Register, and also acknowledged the extra effort and money needed to maintain these extraordinary houses.

4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING (CONTINUED)

- **Discussion and decision whether to hold an initiation hearing for 1045 Linden Ave. at February 5, 2014 Landmarks Board meeting.**

M. Cameron gave an update on the case, which included a meeting held on December 20, 2013 between the owners and the Historic Boulder, Inc. The board discussed zoning and the allowable sq ft for Owner Accessory Units (OAUs). **C. Gray** suggested the board write a letter to City Council and encourage historic houses be incentivized by OAUs. **K. Remley** spoke in support of holding an initiation hearing to consider landmark designation of 1045 Linden Ave. **L. Payton** spoke in support of holding an initiation hearing to consider landmark designation of 1045 Linden Ave.

M. Gerwing made a motion, seconded by **K. Remley**, to hold an initiation hearing for 1045 Linden Ave. (3-2, **M. Gerwing** and **K. Snobeck** opposed) on Feb. 5, 2014.

L. Payton stated she was concerned about the lack of publicity for this demolition. **N. Fiore** stated that he wished there was more creativity and will on behalf of city staff to find solutions when there are code-based impediments to preservation.

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

- A. Update Memo
- B. Subcommittee Update
 - 1) Demolition Ordinance
 - 2) Outreach
 - 3) Potential Historic Districts and Landmarks
 - 4) Design Guidelines
- C. A Brief History on the Boulder-Colorado Sanitarium

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 8:55 p.m.

Approved on _____, 2014

Respectfully submitted,

Chairperson